


Memo

To: Ted Hunter
Issaquah Hearing Examiner

From: Keith Niven 

Cc: File

Date: 25 September 2017

Re: Mallard Bay Street Deviation & Assessment of Cumulative Impact of Variance request

This Memo is intended to provide information relating two requested items from the Hearing: 1) approved Street deviation; and, 2) Cumulative impact of the Variance request.

1. The requested deviation from City Street Standards is discussed on Page 8 of the Preliminary Plat staff Report. No further analysis is warranted.
2. The variance request needs to be considered under IMC 18.10.430.G.

IMC 18.10.430.G. Cumulative Impact of Area Wide Requests: In the granting of variances from this Code, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if variances were granted to other developments in the area where similar circumstances exist, the total of the variances should also remain consistent with the policies and intent set forth in this chapter.

As provided for in 18.10.430.B:

Purpose: The variance provision is provided to property owners who, due to the strict implementation of this chapter and/or to unusual circumstances regarding the subject property, are deprived of privileges commonly enjoyed by other properties in the same vicinity, zone and under the same land use regulations or have been denied all reasonable use of the property.

Given this parcel is bounded along all street frontages by critical areas (steep slopes, creek, wetlands), there is no opportunity to develop the property without granting of the proposed variance. The granting of this variance is consistent with the purpose of this Chapter in allowing for the reasonable use of private property. The granting of this variance does not set precedence inconsistent with the intent of this Chapter.